

STATE MS. - DE SOTO CO.

JUN 17 8 56 AM '98

This instrument prepared by and return to:
Alan L. Kosten
Harkavy Shainberg Kosten Kaplan & Dunstan, PC
6060 Poplar Avenue Suite 140
Memphis, Tennessee 38119
(901) 761-1263

BK 334 PG 793
W.E. DAVIS JR. CLK.

WARRANTY DEED

THIS INDENTURE, made and entered into on this 16th day of June, 1998, by and between NAB, LLC, a Tennessee limited liability company, party of the first part, and ALLEN RICHARDSON, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven, DeSoto County, Mississippi:

PARCEL I:

The SE and SW 1/4's of the SW 1/4 of Section 14, Township 1 South, Range 8 West, more particularly described as follows:

BEGINNING at a point in the northerly line of State Line Road (80' ROW), said point being the southwesterly corner of the Southaven Land Co. lot, said point also being 343.0 feet westwardly of the westerly line of Moss Point Drive, all being in Section 14, Township 1 south, Range 8 West; thence proceed South 77 degrees 57 minutes 56 seconds west, along said northerly line of State Line Road, a distance of 440.25 feet to a point, said point being the southeasterly corner of the Humble Oil Co. lot; thence proceed North 47 degrees 03 minutes 14 seconds West, along the easterly line of said Humble Oil Co. lot, a distance of 280.43 feet to a point; thence proceed north 52 degrees 25 minutes 19 seconds east a distance of 43.30 feet to a point in the westerly line of Lot 272, Southaven Subdivision, Section A-1 (PB 2, Page 41); thence proceed South 26 deg. 35 min. 11 sec. East, along the westerly line of said Southaven Subdivision a distance of 51.72 feet to a point; thence proceed South 47 deg. 28 min. 02 sec. East, continuing along said westerly line of Southaven Subdivision, a distance of 98.02 feet to a point; thence proceed North 77 deg. 49 min. 23 sec. East, along the southerly line of said Southaven Subdivision, a distance of 317.64 feet to a point; thence proceed North 67 deg. 54 min. 09 sec. East, continuing along said southerly line of Southaven Subdivision, a distance of 181.26 feet to a point, said point being the northeasterly corner of said Southaven Land Co. lot; thence proceed South 12 deg. 17 min. 20 sec. East along the westerly line of said Southaven Land Co. lot, a distance of 157.58 feet to the point of beginning, containing 61,943.32 square feet or 1.422 acres.

PARCEL II:

The NE 1/4 of the NW 1/4 of Section 23, Township 1 South, Range 8 West, more particularly described as follows:

BEGINNING at a point in the southerly line of State Line Road (80' ROW), said point being the northwesterly corner of the Sunray DX lot, said point being 230.0 feet westwardly of the center of Whitworth Road, being in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi; thence proceed South 10 deg. 26 min. 00 sec. East, along the westerly line of said Sunray DX lot, a distance of 160.0 feet to a point in the northerly line of Lot 327, Southaven Subdivision (PB 2, Page 14, 15, 16); thence proceed South 79 deg. 33 min. 57 sec. West, along the northerly line of said Southaven Subdivision, a distance of 297.65 feet to a point; thence proceed North 10 deg. 26 min. 00 sec. West a distance of 160.00 feet to a point in said southerly line of State Line Road; thence proceed North 79 deg. 33 min. 57 sec. East along said southerly line of State Line Road, a distance of 297.65 feet to the point of beginning, containing 47,624.0 square feet or 1.09 acres.

TOGETHER WITH all right, title and interest in and to that certain right of way easement of record in Book 180, Page 269, in the Chancery Clerk's Office of DeSoto County, Mississippi, which is located on the property described as follows:

The east 5.8 feet of Lot 4, Williamsburg Village in the City of Southaven, Mississippi, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 20, Page 6, in the Office of the Chancery Clerk of DeSoto County, Mississippi and being more particularly described as follows:

BEGINNING at the intersection of the south right of way of State Line Road and the east right of way of Moss Point Drive; thence east along the said south right of way of State Line Road 225.0 feet to a point, said point being the northeast corner of Lot 4; thence go west along the south right of way of State Line Road 5.8 feet to a point; thence go south 160.0 feet to a point in the south line of Lot 4; thence east along said south line a distance of 5.8 feet to the southeast corner of Lot 4; thence north along the east line of Lot 4 a distance of 160.0 feet to the point of beginning, being that certain non-exclusive easement for road purposes conveyed by instrument appearing of record in Book 160, Page 229, of the Right of Way of Deeds of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 1998 City of Southaven and DeSoto County, Mississippi taxes, not yet due and payable which party of the second part hereby agrees to pay; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

NAB, LLC,
a Tennessee limited liability company

BY: Robert C. Bates, Chief Manager
Robert C. Bates, Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Robert C. Bates, with whom I am personally acquainted (or proved to be me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of NAB, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Manager.

WITNESS my hand and official seal at office this 16th day of June, 1998.

Alan H. Post
Notary Public

My commission expires: 12-7-98

Property Address:

1545-1605 and 1686-1800 State Line Road
Southaven, MS 38671

Property Tax ID #1086-2300.0-00011.00 (1545-1605 State Line Road)
and 1086-1400.0-00009.00 (1686-1800 State Line Road)

Grantor:

NAB, LLC
c/o Robert C. Bates
3254 Winbrook
Memphis, Tennessee 38116
(901) 332 5688
(901) 340 7688

Grantee

Allen Richardson
3540 Summer Avenue Suite 200
Memphis, Tennessee 38122
(901) 323 0916
Beeper (901) 681 3434